

CITY COUNCIL
ATLANTA, GEORGIA

A SUBSTITUTE ORDINANCE AS AMENDED
BY: ZONING COMMITTEE

02-0-0049

Z-01-63

2-14-02

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **460 Patterson Avenue, S.E.** be changed from the **R-4 (Single-Family Residential)** District, to the **R-4A-C (Single-Family Residential-Conditional)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **177** of the **15th** District, **DeKalb** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitle, "Conditional Development," as identified by the use of the Suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

Rhonda Dauphin Johnson
Municipal Clerk, CMC

ADOPTED as amended by the Council
APPROVED by the Mayor

MAR 04, 2002
MAR 12, 2002



Conditions for Z-01-63

This property may not be subdivided into more than five (5) lots.

Any new dwelling constructed which faces Patterson Avenue, S.E. shall be a low-profile single family dwelling of not more than one and one-half story which is substantially similar to the attached rendering identified as Attachment A.

LEGAL DESCRIPTION
460 PATTERSON AVE.
LAND LOT 177, DISTRICT 15
CITY OF ATLANTA, DEKALB CO., GEORGIA

All that tract or parcel of land lying and being in Land Lot 177, 15th District, City of Atlanta, Georgia and being more particularly described as follows:

Beginning at a point located at the southwestern right-of-way intersection of Patterson Avenue and Metropolitan Avenue; thence running along the eastern right-of-way of Patterson Avenue, south, 291.60 feet to a point, being the TRUE POINT OF BEGINNING; thence running along the common lot line having a bearing of South 84 Degrees, 59 Minutes, 52 Seconds East for a distance of 263.78 feet to a point; thence running South 00 Degrees, 03 Minutes, 36 Seconds West for a distance of 283.67 feet to a point; thence running North 85 Degrees, 02 Minutes, 42 Seconds West for a distance of 262.50 feet to a point, thence running along the right-of-way of Patterson Avenue North 00 Degrees, 18 Minutes, 48 Seconds East for a distance of 284.00 feet to a point being the TRUE POINT OF BEGINNING and the TERMINUS POINT OF THIS DESCRIPTION.



Z-0163

COMPACT HOME IS FULL OF COUNTRY CHARM

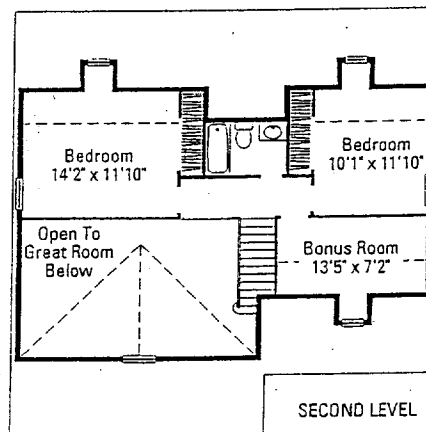
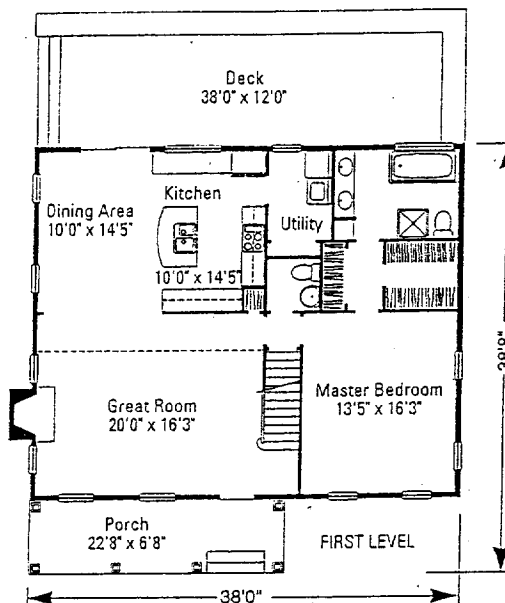
PLAN 5233

(REFER TO PRICE LEVEL L3)

- ❑ Open planning creates a greater sense of spaciousness throughout the first level of this home.
- ❑ The great room features a cathedral ceiling and a fireplace flanked by windows.
- ❑ Sliding glass doors in the dining area provide easy outdoor access.
- ❑ A center preparation island offers added workspace in the well-equipped kitchen.
- ❑ The master bedroom enjoys privacy on the first level as well as a roomy walk-in closet (6'2" x 6'2"), a wall closet, and a lavish bath (10'9" x 8'0") with dual vanity, separate shower and whirlpool tub.
- ❑ On the second level, two additional bedrooms share a full bath.
- ❑ If completed, a bonus room will add 115 square feet.
- ❑ Plan includes a basement or crawl space foundation. Please specify one when ordering.

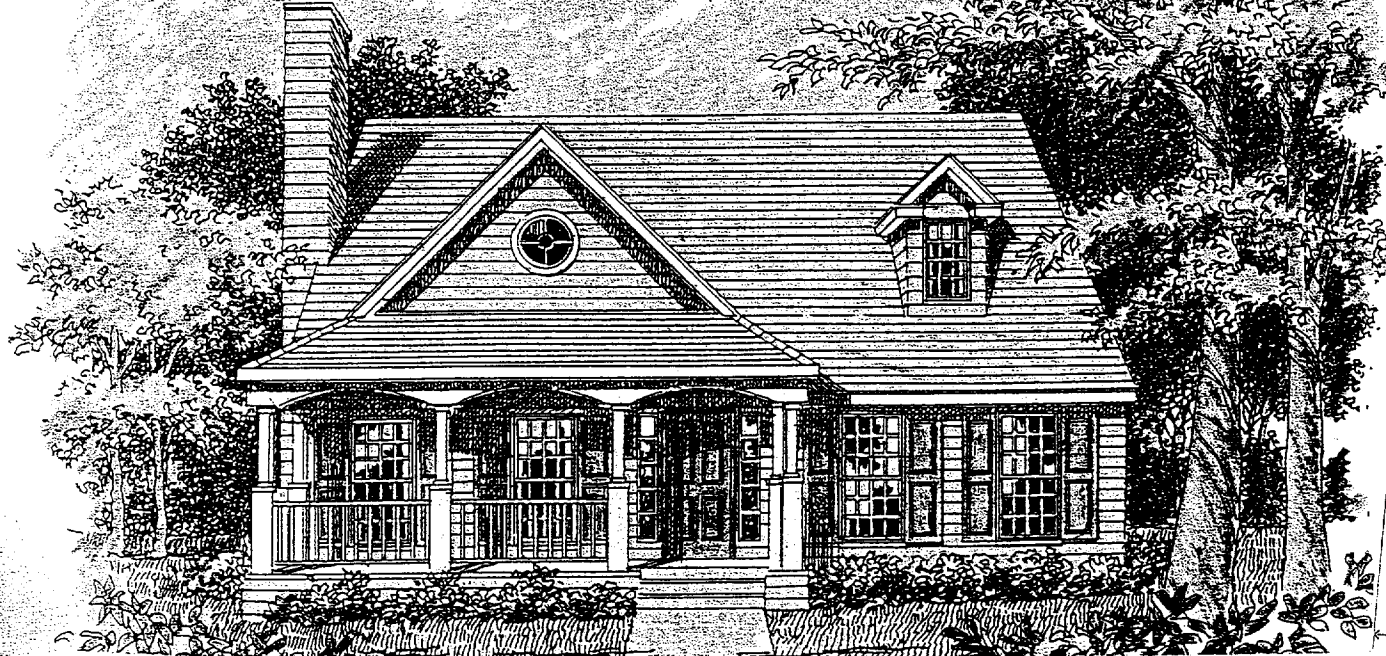
TOTAL LIVING AREA: 1694 sq. ft.

FIRST LEVEL: 1216 sq. ft.
SECOND LEVEL: 478 sq. ft.
BEDROOMS: 3 BATHS: 2 1/2



EXCLUSIVE

Specifying design by the 1 1/2 story house depicted on the attached pic & not to exceed 18 sq. ft.



RCS# 3555
3/04/02
1:41 PM

Atlanta City Council

Regular Session

MULTIPLE

02-O-0045/Z-01-71; McDonough Blvd., SE
02-O-0049/Z-01-63; 460 Patterson Ave., SE
ADOPT/SUB/AMEND

YEAS: 15
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 0

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Starnes	Y Fauver	Y Martin	Y Norwood
Y Young	Y Shook	Y Maddox	Y Willis
Y Winslow	Y Muller	Y Boazman	NV Woolard

MULTIPLE

02-0-0049

(Do Not Write Above This Line)

AN ORDINANCE Z-01-63

BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE R-4 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO THE R-4A (SINGLE-FAMILY RESIDENTIAL) DISTRICT, PROPERTY LOCATED AT 460 PATTERSON AVENUE, S.E., FRONTING 284 FEET ON THE EAST SIDE OF PATTERSON AVENUE BEGINNING 291.60 FEET SOUTH FROM THE SOUTHEAST CORNER OF METROPOLITAN AVENUE. DEPTH: 263.78 FEET; AREA: 1.708 ACRES; LAND LOT 177, 15TH DISTRICT, DEKALB COUNTY, GEORGIA.

OWNER: GRAYSON COMMUNITIES, INC.

APPLICANT: SAME

BY: GUS POUNDS

NPU-W COUNCIL DISTRICT 5

ADOPTED BY

MAR 04 2002

COUNCIL

☐ CONSENT REFER☐ REGULAR REPORT REFER☐ ADVERTISE & REFER☐ 1st ADOPT 2nd READ & REFER

Date Referred

1/7/02

Referred To:

Z.P.B. & Jones

First Reading

Committee

Date

Chair

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

COUNCIL ACTION

☒ 2nd☐ 1st & 2nd☐ 3rd

Readings

☐ Consent ☐ V Vote ☒ RC Vote

CERTIFIED

CERTIFIED

MAR 04 2002

ATLANTA CITY COUNCIL PRESIDENT

Catherine W. Woodward

CERTIFIED

MAR 04 2002

Randy D. Williams
MUNICIPAL CLERK

MAYOR'S ACTION

MURLEY
MAR 12 2002